

IN RE: PETITION FOR VARIANCE  
N/S McCormick Avenue, 1' E  
Councilman Avenue  
14th Election District  
6th Councilmanic District  
(101 McCormick Avenue)

Jean M. & Andrew T. Socha  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 02-309-A

\* \* \* \* \*

### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, Jean and Andrew Socha. The Petitioners are requesting a variance for property they own at 101 McCormick Avenue. The variance request is from Sections 303.1 and 1B02.3.C.1 of the Baltimore County Zoning Regulations, to permit a new single-family dwelling to have a front yard setback of 25 ft. and a rear yard setback of 28 ft. and a side yard setback of 18 ft. in lieu of the required 33.5 ft., 30 ft. and 25 ft. respectively.

Appearing at the hearing on behalf of the request were Andrew and Jean Socha, owners of the property. Appearing as an interested citizen was Mr. Carl Stratmann, a nearby resident.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 0.30 acres, more or less, zoned D.R.5.5. The subject property is currently improved with a single-family residential dwelling which is in excess of 100 years in age. The subject property has become deteriorated and run down and is beyond renovation. The house and property have been in the Petitioner's family for many decades and no longer functions as a habitable dwelling. These Petitioners are interested in tearing down the old family home and constructing a new single-family residential dwelling in its place. The details and location of the new house to be constructed are shown on Petitioners' Exhibit No. 1, the site plan submitted into evidence.

RECEIVED  
3/21/02  
R. Johnson

After considering the testimony and evidence offered by the Petitioners and the lack of opposition thereto, I find that the variance should be granted to allow them to construct a new dwelling on this property.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to Petitioners and their property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioners must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

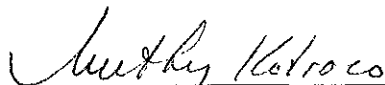
Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioners seek relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioner's variance request should be granted.

THEREFORE, IT IS ORDERED this 9<sup>th</sup> day of March, 2002, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Sections 303.1 and 1B02.3.C.1 of the Baltimore County Zoning Regulations, to permit a new single-family dwelling to have a front yard setback of 25 ft. and a rear yard setback of 28 ft. and a side yard setback of 18 ft. in lieu of the required 33.5 ft., 30 ft. and 25 ft. respectively, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners shall be required to submit final architectural elevation drawings to the Office of Planning for their review and approval, prior to the issuance of any permits for this new house.
3. When applying for a building permit, the site plan field must reference this case and set forth and address the restrictions of this Order.

  
TIMOTHY M. KOTROCO  
DEPUTY ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

TMK:raj



Baltimore County  
Zoning Commissioner

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386  
Fax: 410-887-3468

March 21, 2002

Mr. & Mrs. Andrew T. Socha  
122 Lyndale Avenue  
Baltimore, Maryland 21236

Re: Petition for Variance  
Case No. 02-309-A  
Property: 101 McCormick Avenue

Dear Mr. & Mrs. Socha:

Enclosed please find the decision rendered in the above-captioned case. The petition for variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco  
Deputy Zoning Commissioner

TMK:raj  
Enclosure

c: Mr. Carl Stratmann  
2 McCormick Avenue  
Baltimore, MD 21206

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



Printed with Soybean Ink  
on Recycled Paper



# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 101 McCormick Ave. 21206

which is presently zoned D.R.5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 303.1, 1802.3.c.1 (BCZR)

TO PERMIT A PROPOSED SINGLE FAMILY DWELLING TO HAVE A FRONT AVERAGED SETBACK OF 25', A REAR YARD SETBACK OF 28' AND A STREET SIDE YARD SETBACK OF 18' IN LIEU OF THE REQUIRED 33.5', 30' AND 25' RESPECTIVELY

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

To be discussed at hearing.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

## Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

## Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

## Legal Owner(s):

Andrew T. Socha

Name - Type or Print

Andrew T. Socha

Signature

Jean M. Socha

Name - Type or Print

Jean M. Socha

Signature

410-244-1700 ext 254 work

122 Lyndale Ave

Address

Baltimore

City

MD

State

Telephone No

410-882-0541 Home

Zip Code

21236

## Representative to be Contacted:

Same As Above

Name

Address

City

Telephone No.

State

Zip Code

## OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING \_\_\_\_\_

UNAVAILABLE FOR HEARING

Reviewed By CTM Date 1/24/02

Case No. 02-309-A

REV 7/15/98

## ZONING DESCRIPTION FOR 101 McCORMICK AVENUE

Beginning at a point on the north side of McCormick Avenue, which is 20 feet wide at the distance of 0 feet East of the centerline of the nearest improved intersecting street Councilman Avenue, which is 30 feet wide. As recorded in Deed Liber 15547, Folio 209 the following metes and bounds: S.78 36' 34" E. 152.16' and thence S.17 33'22" W. 141.23' and thence N.65 23'34" W. 45' and thence N.24 13' 02" W. 160.04' to the point of beginning. Contains .300 acres and known as 101 McCormick Avenue.

#309

Andrew T. & Jean M. Socha

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 07834

DATE 1/24/02 ACCOUNT R001 006 6150  
AMOUNT \$ 50.00

RECEIVED FROM: SOCHIA

FOR: ZONING VARIANCE

DISTRIBUTION  
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT	ACTUAL	TIME
1/24/2002	1/24/2002	11:30:54
REG 4504	CASHIER	DRD DRAMER 2
>>> RECEIPT # 173142 OFLN		
Dest 5 528 ZONING VERIFICATION		
CR NO. 007834		

Recpt Tot	50.00
50.00	OK .00 CA
Baltimore County, Maryland	

CASHIER'S VALIDATION

**NOTICE OF ZONING  
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #02-309-A  
101 McCormick Avenue  
N/S McCormick Avenue &  
Councilman Avenue  
14th Election District  
6th Councilmanic District  
Legal Owner(s): Andrew  
Socha

**Variance:** to permit a proposed single family dwelling to have a front averaged setback of 25 feet, a rear setback of 28 feet and a street side yard setback of 12 feet on alley. The required 33.5 feet, 30 feet and 25 feet respectively.

**Hearing:** Wednesday, March 20, 2002 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT/3/611 Mar. 5 C524067

# CERTIFICATE OF PUBLICATION

3/7/, 2002

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 3/5/, 2002.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

*S. Wilkinson*

LEGAL ADVERTISING



# CERTIFICATE OF POSTING

RE: Case No.: 02-309-A

Petitioner/Developer: ANDREW T

SOCHA

Date of Hearing/Closing: 3/20/02

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law  
were posted conspicuously on the property located at 101 McCORMICK AVE

The sign(s) were posted on 3/2/02  
(Month, Day, Year)

Sincerely,

[Signature] 3/2/02  
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

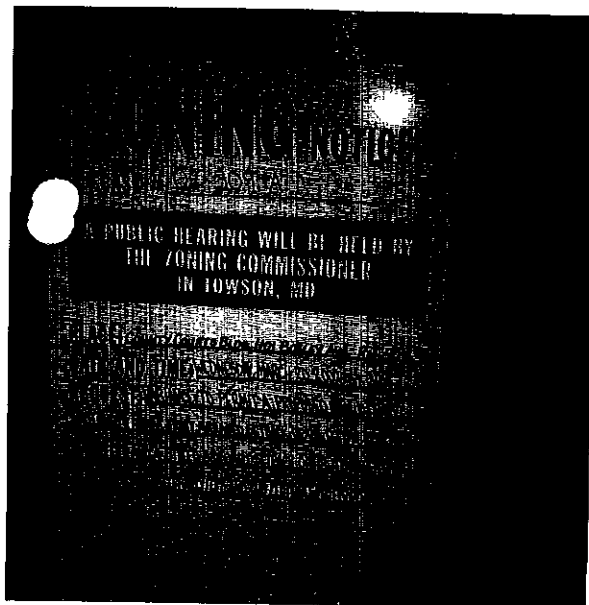
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



# DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

## ZONING REVIEW

### ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

**OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.**

---

#### For Newspaper Advertising:

Item Number or Case Number: 02-309-A

Petitioner: Andrew T. & Jean M. Socha

Address or Location: 101 McCormick Ave 21206

PLEASE FORWARD ADVERTISING BILL TO:

Name: Jean M. Socha

Address: 122 Lyndale Ave  
Balto, MD 21236

Telephone Number: 410-882-0541

TO: PATUXENT PUBLISHING COMPANY  
Tuesday, March 5, 2002 Issue – Jeffersonian

Please forward billing to:  
Jean M Socha  
122 Lyndale Avenue  
Baltimore MD 21236

410 882-0541

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## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-309-A  
101 McCormick Avenue  
N/S McCormick Avenue 0' E Councilman Avenue  
14<sup>th</sup> Election District – 6<sup>th</sup> Councilmanic District  
Legal Owner: Andrew T Socha

Variance to permit a proposed single family dwelling to have a front averaged setback of 25 feet, a rear setback of 28 feet and a street side yard setback of 18 feet in lieu of the required 33.5 feet, 30 feet and 25 feet respectively.

HEARING: Wednesday, March 20, 2002 at 2:00 p.m. at Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT 602  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County  
Department of Permits and  
Development Management

Director's Office  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
410-887-3353  
Fax: 410-887-5708

February 14, 2002

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-309-A  
101 McCormick Avenue  
N/S McCormick Avenue 0' E Councilman Avenue  
14<sup>th</sup> Election District – 6<sup>th</sup> Councilmanic District  
Legal Owner: Andrew T Socha

Variance to permit a proposed single family dwelling to have a front averaged setback of 25 feet, a rear setback of 28 feet and a street side yard setback of 18 feet in lieu of the required 33.5 feet, 30 feet and 25 feet respectively.

HEARING: Wednesday, March 20, 2002 at 2:00 p.m. at Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon CDZ  
Director

C: Jean & Andres Socha, 122 Lyndale Avenue, Baltimore 21236

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MARCH 5, 2002.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

March 15, 2002

Mr. & Mrs. Andrew T Socha  
122 Lyndale Avenue  
Baltimore MD 21236

Dear Mr. & Mrs. Socha:

RE: Case Number: 02-309-A, 101 McCormick Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 24, 2002.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

*W. Carl Richards, Jr.*

W. Carl Richards, Jr. 652  
Supervisor, Zoning Review

WCR: gdz

Enclosures

c People's Counsel

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)

**BALTIMORE COUNTY, MARYLAND**  
**INTEROFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits & Development  
Management

**FROM:** Robert W. Bowling, Supervisor  
Bureau of Development Plans Review

**SUBJECT:** Zoning Advisory Committee Meeting  
for February 19, 2002  
Item No. 309

**DATE:** March 7, 2002

The Bureau of Development Plans Review has reviewed the subject zoning item.

McCormick Avenue is an existing road which will ultimately be improved as a 30 foot street cross section on a 50 foot right-of-way with a 200 foot center-line radius as shown on print.

Councilman Avenue is an existing road which will ultimately be improved as a 30 foot street cross section on a 40 foot right-of-way. It should be realigned as shown.

The proposed setback lines will be affected by the road realignments.

RWB:HJO:cab

cc: File



Baltimore County  
Fire Department

Office of the Fire Marshal  
700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4880

February 13, 2002

Department of Permits and  
Development Management (PDM)  
County Office Building, Room 111  
Mail Stop #1105  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ATTENTION: George Zahner

RE: Property Owner: See Below

Location: DISTRIBUTION MEETING OF February 11, 2002

Item No.: See Below

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 506,  
307, 308, 309, 311, 312,

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office  
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: Todd Taylor <sup>T6T</sup>

DATE: March 14, 2002

Zoning Advisory Committee Meeting of February 11, 2002

SUBJECT: NO COMMENTS for the FOLLOWING ZONING ITEMS:

285, 293, 294, 295, 296, 297, 305, 308, (309) 310, 311,

EIR is still reviewing Zoning Item: 312



Jim  
3/20

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

**TO:** Arnold Jablon, Director  
Department of Permits and  
Development Management

**DATE:** March 18, 2002

**FROM:** Arnold F. 'Pat' Keller, III  
Director, Office of Planning

**SUBJECT:** 101 McCormick Avenue

MAR 19 2002

### INFORMATION:

**Item Number:** 02-309  
**Petitioner:** Andrew and Jean Socha  
**Property Size:** 0.3 acres  
**Zoning:** DR 5.5  
**Requested Action:** Variance

### SUMMARY OF RECOMMENDATIONS:

The property in question is improved with an existing 2-story, four square shingle style house dating from 1897, according to the Maryland State Assessments and Taxation records. The house is shown on the Baltimore County 1915 historic atlas in the ownership of Thomas McCormick. The property is to the north of the Holt Park-Center for the Arts. The park, including the main house, built in 1894 and numerous cabins, built in 1930, are listed as MHT BA 2807.

The Office of Planning supports the petitioner's request providing final architectural elevation drawings are submitted to this office for review and approval prior to issuance of any building permits.

**Prepared By:** Maureen A. Cunniff

**Section Chief:** Stephen J. Lohman  
AFK:MAC



**Maryland Department of Transportation  
State Highway Administration**

Parris N. Glendening  
Governor

John D. Porcari  
Secretary

Parker F. Williams  
Administrator

Date: 2.12.02

Mr. George Zahner  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 309 LTM

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at ([lgredlein@sha.state.md.us](mailto:lgredlein@sha.state.md.us)).

Very truly yours,

Kenneth A. McDonald Jr., Chief  
Engineering Access Permits Division

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR VARIANCE  
101 McCormick Avenue, N/S McCormick Ave,  
0' E of Councilman Ave  
14th Election District, 6th Councilmanic

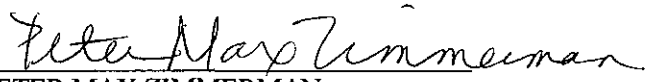
Legal Owner: Andrew T. & Jean M. Socha  
Petitioner(s)

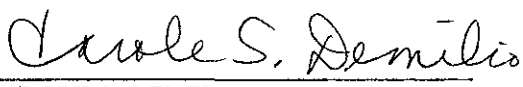
\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* Case No. 02-309-A

\* \* \* \* \*

**ENTRY OF APPEARANCE**

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. **All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.**

  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Old Courthouse, Room 47  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 13<sup>th</sup> day of February, 2002 a copy of the foregoing Entry of Appearance was mailed to Legal Owners Andrew T. & Jean M. Socha, 122 Lyndale Avenue, Baltimore, MD 21236, Petitioners.

  
PETER MAX ZIMMERMAN

Dear Zoning Commissioner,

3/19/02

I have seen the Variance proposed by Andrew + Jean Serha at 101 McCormick Ave., Baltimore, MD 21206 and have no objection. Let the mud/clay bath begin! I'm sure it will be an attractive addition to our neighborhood later this year.

Sincerely,

Denise E. B. Gagliardi  
Denise E.B. Gagliardi

21 McCormick Ave.  
Baltimore, MD 21206

March 19, 2002

I have read the variance notice at 101 McCormick Ave and do not have any objections. I have also seen the plans and site drawings for the house and think it will fit nicely into the neighborhood.

Sincerely

Raymond B. Schaefer  
105 McCormick Ave.  
Baltimore, MD 21206

101 McCormick Ave



Telephone →  
Pole

View of site looking North West from  
McCormick Ave.



Ref 17472

View of site looking North West from  
McCormick Ave.

#309

Andrew T. & Jean M. Socha

101 McCormick Ave



Partial Front View Showing Telephone Pole That Would Be In Front Of Proposed Garage.



#15 Councilman  
would be over here ←

Looking West up Councilman Ave towards McCormick Ave.

#309

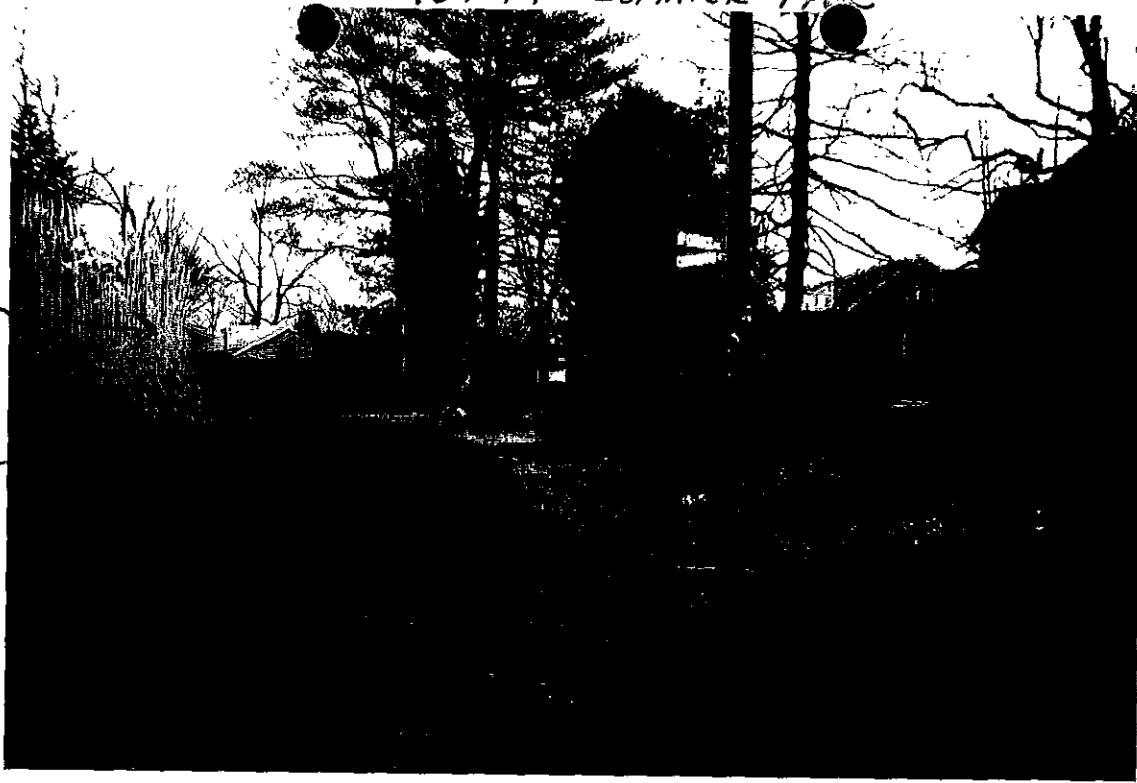
Andrew T + Jean M.

Socha

101 M<sup>c</sup>Cormick Ave

#15  
Councilman

Existing  
Driveway



View from corner of M<sup>c</sup>Cormick Ave and  
Councilman Ave.



#  
309

View from Corner of M<sup>c</sup>Cormick Ave  
and Councilman Ave.

Andrew T. & Jean M. Socha



March 19, 2002

To Whom It May Concern,

As residents of 15 Councilman Ave.  
Baltimore, Md. 21206, behind the  
property 100 Mc Cormick Ave. Baltimore,  
Md 21206, we don't object to Jean  
and Andrew Socha building.

Lillian Jean Thrasher  
Francis F. Thrasher  
15 Councilman Ave  
Baltimore, Md 21206  
410-665-7092

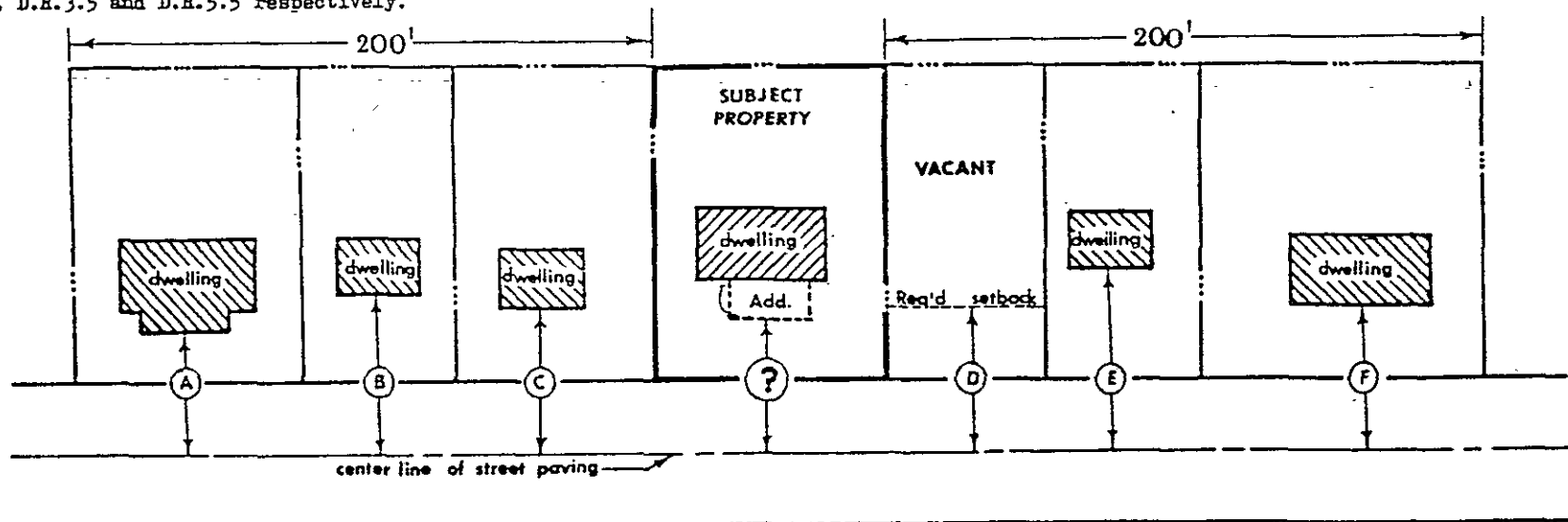
Ref Ex #3

Reference - Section 303.1 Baltimore County Zoning Regulations

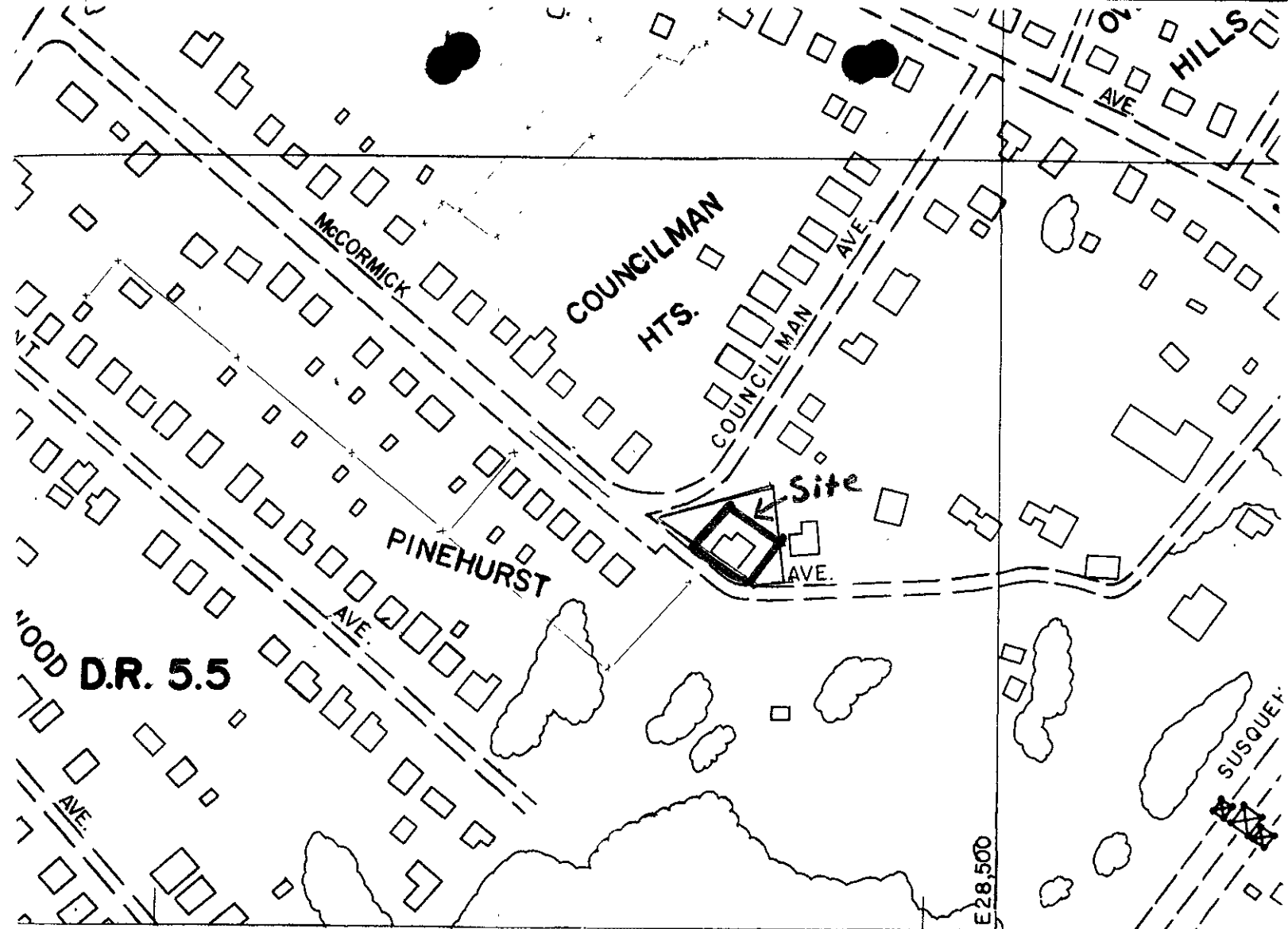
A	42	FT.
B	25	FT.
C		FT.
D		FT.
E		FT.
F		FT.

Andrew T. + Jean M. Socha  
applicant's name  
101 Mc Cormick Ave  
building address  
1/24/02  
date

D.R.2 - 65 ft.  
D.R.3.5- 55 ft.  
D.R.5.5- 50 ft.



# 309



# COUNTY AND ZONING ING MAP

PHC

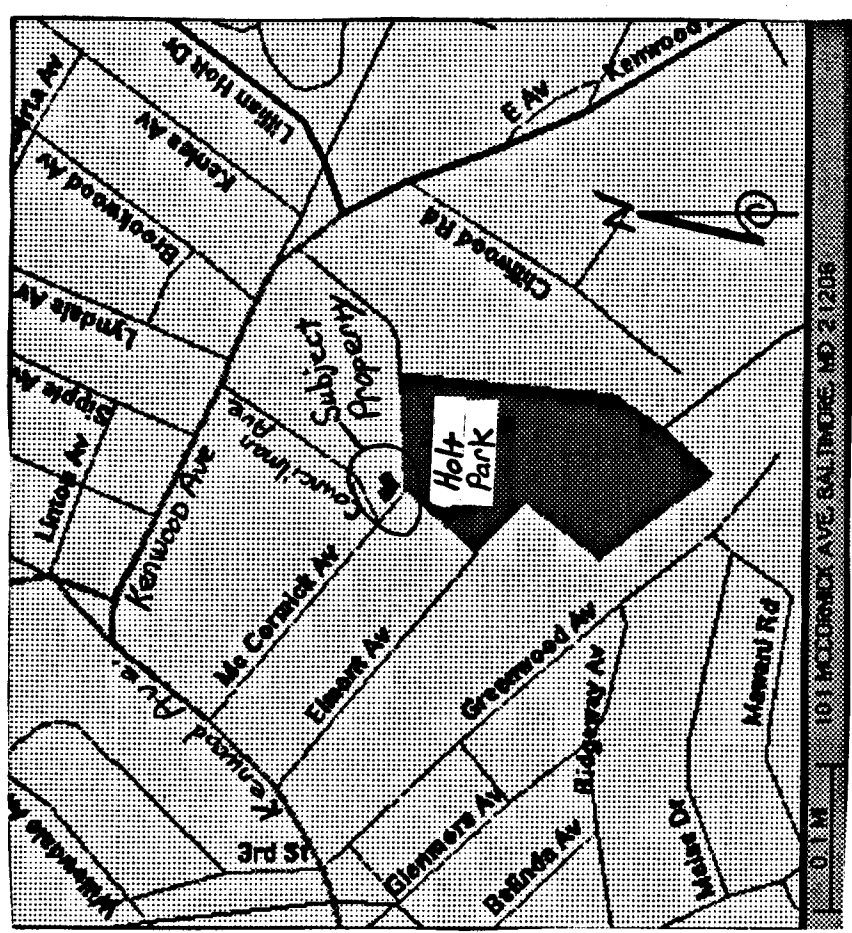
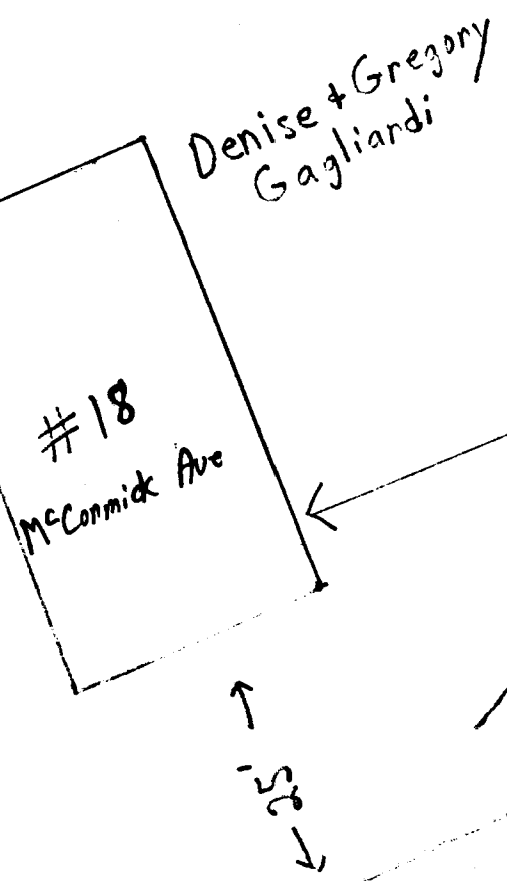
NEGE  
1"=200'

#309

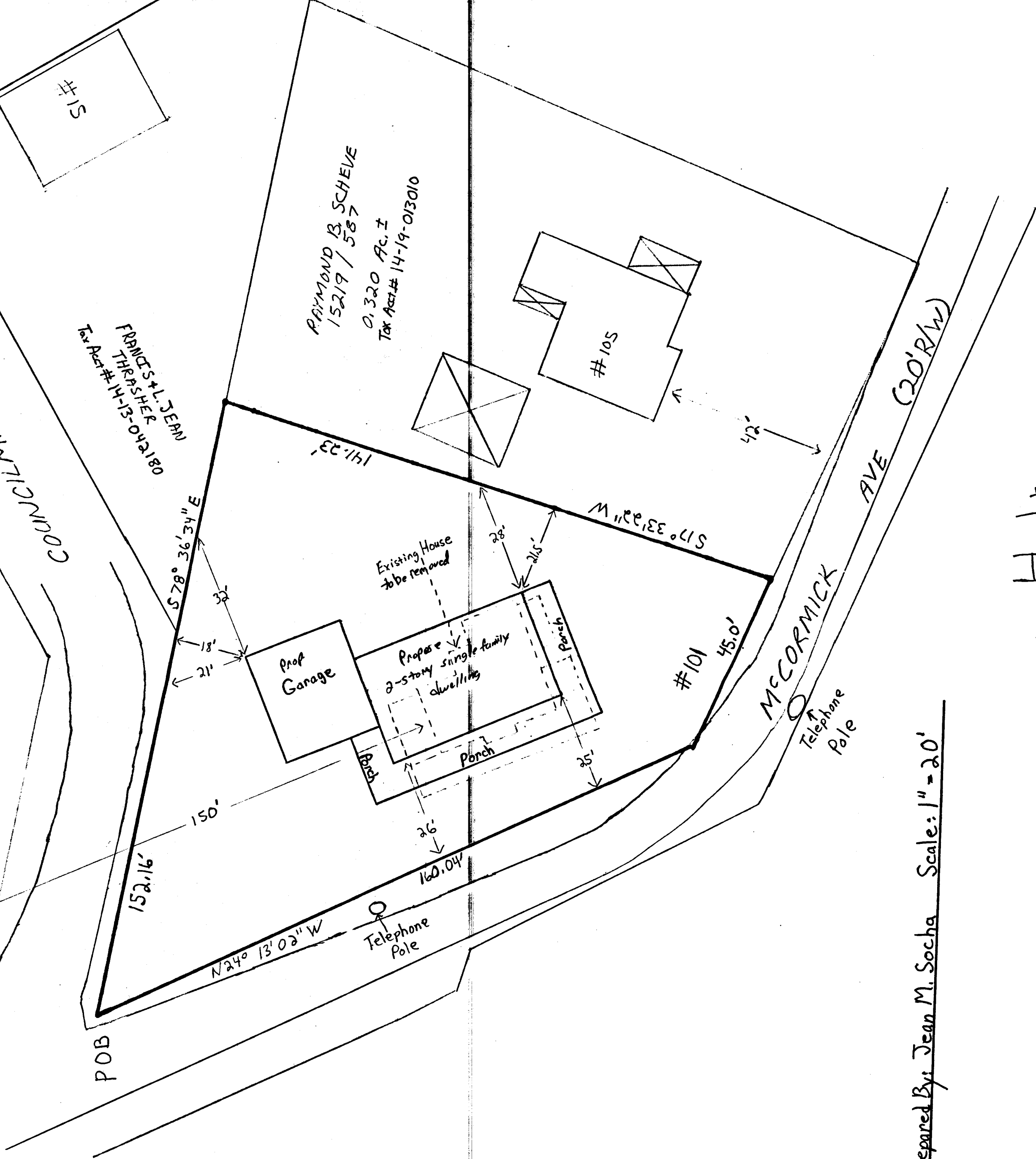
PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE HEARING

Owner Andrew I. & Jean M. Socha Date January 22, 2002

Property Address 101 McCormick Avenue



Location Information	
Election District	14
Councilman District	6
Lot Size	0.300 Acreage
Lot Size	13,068 Square Feet
Public	<input checked="" type="checkbox"/>
Private	<input type="checkbox"/>
Sewer	<input checked="" type="checkbox"/>
Water	<input checked="" type="checkbox"/>
Chesapeake Bay Critical Area	<input type="checkbox"/>
100 Year Flood Plain	<input type="checkbox"/>
Historic Property/Building	<input type="checkbox"/>
Prior Zoning Hearing	None



Holt + Park

Prepared By: Jean M. Socha Scale: 1" = 20'

#1